



"Making a Difference"

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

PLANNING COMMISSION

3-1

MEETING DATE May 26, 2005	CONTACT/PHONE Martha Neder, AICP (805) 781-4576	APPLICANT Monterey County Water Resources Agency	FILE NO. LRP2004-00011
SUBJECT Request by Monterey County Water Resources Agency to amend the Nacimiento Area Plan by changing an approximate 40 acre portion of an approximately 430 acre site from Open Space to Rural Lands and by changing an approximate 40 acre site from Rural Lands to Open Space. The site is located off of Cow Camp Loop, approximately 7 miles west of Lake Nacimiento Drive, south of Lake Nacimiento. The purpose of this request is to facilitate a land transfer between Monterey County Water Resources Agency (MCWRA) and a private individual in order to move a privately owned parcel from the middle to the edge of publicly owned land. Supervisorial District No. 1			
RECOMMENDED ACTION Recommend to the Board of Supervisors: 1. Adoption of the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approval of this general plan amendment as shown in the attached Exhibit LRP2004-00011:A based on the recommended findings contained in this report.			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on April 21, 2005 for this project.			
LAND USE CATEGORY Open Space, Rural Lands	COMBINING DESIGNATION None applicable	ASSESSOR PARCEL NUMBER 080-051-002, 080-051-009	SUPERVISOR DISTRICT(S) 1
PLANNING AREA STANDARDS: None applicable			
EXISTING USES: Grazing, destroyed residence			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Open Space <i>East:</i> Rural Lands <i>South:</i> Agriculture <i>West:</i> Rural Lands			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, Agricultural Commissioner, Fire Department (CDF), Heritage Ranch CSD, RWQCB, and the City of Paso Robles			
TOPOGRAPHY: Nearly level to steeply sloping		VEGETATION: Grazed grasslands, oak woodland	
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual on-site septic system Fire Protection: California Department of Forestry		AUTHORIZATION DATE: March 1, 2005	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER □ SAN LUIS OBISPO □ CALIFORNIA 93408 □ (805) 781-5600 □ FAX: (805) 781-1242			

3-2

PROJECT HISTORY

On March 1, 2005, the Board of Supervisors authorized the processing of the applicant's request to amend the Nacimiento Area Plan of the Land Use Element by changing the land use category of an approximate 40 acre portion of an approximately 430 acre site from Open Space to Rural Lands and another approximate 40 acre site from Rural Lands to Open Space. The purpose of this request is to facilitate a land transfer between MCWRA and a private landowner (Borges') so that the Borges' may replace their destroyed dwelling in a more accessible area and to move a privately owned parcel from the middle to the edge of publicly owned land.

The Borges' own a 40 acre parcel in the Rural Lands land use category. In 2000, a fire destroyed the residence on this parcel. The Borges' parcel is completely surrounded by land owned by the MCWRA and in the Open Space land use category. The Borges' wish to rebuild their residence in a more accessible location and MCWRA wishes to move a privately owned parcel from the middle to the edge of the publicly-owned property.

The overall project consists of two major steps running concurrently. The first step is to create a Public Lot on the edge of MCWRA owned property for deeding to the Borges. The second step is to change the land use category of the Public Lot to Rural Lands so that the Borges' may construct a residence, and to change the land use category of the former Borges' parcel to Open Space consistent with the land surrounding it. A Public Lot application is currently in process.

AUTHORITY

Land Use Element Amendment

The Land Use Element sets forth the authority by which the General Plan can be amended. The following factors should be considered by the Commission and the Board in making their decision, pursuant to the Land Use Element:

- a. **Necessity.** *Relationship to other existing LUE policies, including the guidelines for land use category amendments in Chapter 6 (see Exhibit B), to determine if those policies make the proposed amendment unnecessary or inappropriate.*
- b. **Timing.** *Whether the proposed change is unnecessary or premature in relation to the inventory of similarly designated land, the amount and nature of similar requests, and the timing of projected growth.*
- c. **Vicinity.** *Relationship of the site to the surrounding area to determine if the area of the proposed change should be expanded or reduced in order to consider surrounding physical conditions. These may include resource availability, environmental constraints, and carrying capacity for the area in the evaluation.*
- d. **Cumulative effects of the request.** *Individual property owner requests for changes are evaluated in view of existing buildout, current population and resource capacity conditions, and other important information developed as part of the update process.*

3-3

Staff Comments - Land Use Element Amendment

The proposed amendment meets these guidelines as set forth in the Land Use Element as the proposed map change is consistent with Guidelines for Land Use Category Amendments, which include:

- Consistency with the existing goals and policies in the general plan. *Please see Existing Goals of the Land Use Element discussion below.*
- Consistency with the applicable purpose and character statements. *Please see the purpose and character statement discussion below;*
- Compatibility with the character of the general area. *Existing grazing activities would continue and development potential will remain at a maximum of two dwelling units;*
- Convenient access to a road system in the area that is adequate to accommodate the traffic generated. *The proposed building site is more accessible than the previous residence location;*
- Whether the site is suitable for on-site sewage disposal and has an adequate groundwater supply. *Adequate area appears available for an on-site septic system and based on available information, an on-site well to serve two potential residences is not known to have any significant availability or quality problems;*
- Protection of prime agricultural soils. *The project will not increase development potential or result in the loss of prime agricultural soils;* and
- If the change is needed to provide a sufficient supply of land for the population of the community or area. *The change would allow a replacement residence to be located in a more accessible area.*

Existing Goals of the Land Use Element

Applicable general goals of the Land Use Element/Local Coastal Plan include: maintain and protect a living environment that is safe, healthful by replenishing renewable resources; preserve and protect air quality of the county; maintain a distinction between urban and rural development by providing for rural areas outside of urban and village areas which are predominately agriculture, low-intensity recreation, residential and open space uses, which will preserve and enhance the pattern of identifiable communities. The proposed amendment meets these goals as it does not increase development density, it allows a replacement residence to be located in a more accessible area, and it moves a privately owned parcel from the middle to the edge of publicly owned land.

Purpose and Character Statements

The statements of purpose and character in the Framework for Planning, Part I of the Land Use Element of the general plan, are to be used as criteria for evaluating whether a General Plan amendment is appropriate for a specific site (See Exhibit C). These statements identify suitable features or conditions for the location, extent and timing of designating a land use category.

Open Space. The purpose statements for the Open Space land use category include: to identify land areas having value as primitive or natural areas; to identify environmentally fragile areas that are at the most capable of supporting only passive recreational activities and non-structural uses; to identify areas in public ownership which are reserved for wilderness use or as a wildlife or nature preserve; and to retain natural beauty and ecological diversity.

3-4

The character of Open Space land is described as being: Public lands specifically reserved for watershed preservation, outdoor recreation, wilderness or wildlife/nature preserves; areas reserved for passive, non-intensive recreational uses such as riding and hiking trails, primitive trail camps, etc; and areas where the only appropriate residential use in an Open Space category would be ranger or caretakers quarters, established without division of the underlying parcel.

The site generally meets the purpose and character statements as the area proposed to be Open Space would be transferred to public ownership (Monterey County Water Resources Agency) for protection of the watershed. The proposed project would also help reduce fragmentation of Open Space acreage.

Rural Lands. The purpose statements for the Rural Lands land use category include: to encourage rural development at very low densities that maximizes preservation of open space, watershed and wildlife habitat areas; to retain large parcel sizes where rural residences may be established on lands having open space value but limited agricultural potential; to maintain low population densities in rural areas outside of urban and village reserve lines where an open and natural countryside with very low development intensity is preferred; and to establish areas where non-agricultural activities are the primary use of the land, but where agriculture and compatible uses may co-exist.

The character of Rural Lands land is described as being: Areas outside urban and village reserve lines that have open space value for retaining large parcel sizes, in support of large acreage homesites for hobby farming or ranching, but are not feasible for commercial agriculture; areas outside urban and village areas with existing land uses including limited agriculture, mining and quarry operations, public and private recreation areas, occasional rural residences and vacation cabins, and watershed, wildlife and open space uses; areas where rural residences are the primary use of the land, but where agriculture and other compatible uses such as hunting clubs, dude ranches, etc., may be found or located; areas with soils of poorer quality than in agricultural areas; vegetation consisting of grasses, woodlands, chaparral and brush which constitute a high or extreme fire hazard potential; areas where parcel sizes are sufficiently large enough to allow for the creation of at least one adequate building site and proper access to the site; and localized portions of limited agricultural capability, which may nevertheless be eligible for Agricultural Preserve status because of their large parcel size if criteria of the adopted rules of procedure are satisfied.

The site generally meets the purpose and character statements as the area proposed to be Rural Lands has open space value and limited agricultural potential. The designated building envelope limits development to very low density and maximizes the preservation of open space, watershed and wildlife areas. The proposed building envelope and area to be Rural Lands is also more accessible than the parcel currently in the Rural Lands land use category.

COMMUNITY ADVISORY GROUP COMMENTS: There is no community advisory group in this area.

3-5

AGENCY REVIEW:

Public Works – “No concerns”

Environmental Health – “No concerns at this time”

CDF – Fire safety plan will be required at the time of permit issuance for a dwelling and/or other buildings

Ag Commissioner – No response

Heritage Ranch CSD – No response

RWQCB – No response

Paso Robles – No response

Attachments

LRP2004-00011:A – Map Amendment

Exhibit B: Guidelines for Land Use Category Amendments

Exhibit C: Purpose and Character Statements – Rural Lands and Open Space

Exhibit D: Vicinity Map, Tentative Public Lot Map, Enlarged Parcel 1

Exhibit E: Negative Declaration in accordance with CEQA

Exhibit F: Referral Responses

36

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on April 21, 2005 for this project.

Amendments

- B. The proposed amendments are consistent with the Land Use Element and other adopted elements of the general plan because the changes are consistent with the policies of the general plan that state that lands designated Open Space should be publicly-owned lands having value as primitive or natural areas or areas specifically reserved for watershed preservation and the policies that state lands designated Rural Lands should have open space value, limited agricultural potential, and be able to maintain low population densities in rural areas.
- C. The proposed amendment is consistent with the Land Use Element and other adopted elements of the general plan because the change is consistent with the general goals of the Land Use Element.
- D. The proposed amendment is consistent with the guidelines for amendments to the Land Use Element as follows:

The change is consistent with the existing goals and policies in the general plan as those policies state that lands designated Open Space should be publicly-owned lands having value as primitive or natural areas or areas specifically reserved for watershed preservation and the policies that state lands designated Rural Lands should have open space value, limited agricultural potential, and be able to maintain low population densities in rural areas

The change is compatible with the character of the general area as the site is consistent with the Open Space, Agriculture, and Rural Lands properties that are adjacent

The proposed project would allow a replacement residence to be built in a more accessible location.

The site is suitable for on-site sewage disposal as adequate area appears available for an on-site system and based on available information, the proposed water source is not known to have any significant availability or quality problems

- E. The proposed amendment will protect the public health, safety and welfare of the area residents by allowing for development that is compatible with the existing development of the surrounding area and the county's general plan in a more accessible location.

3-7

EXHIBIT B

GUIDELINES FOR LAND USE CATEGORY AMENDMENTS FRAMEWORK FOR PLANNING - PART I OF THE LAND USE ELEMENT

1. Existing planning policies. Whether the proposed land use category is consistent with the following:
 - a. Applicable policies in the various elements of the General Plan (Land Use, Open Space, Conservation, Circulation, Housing, Safety, Noise);
 - b. The general goals in Chapter 1 of Framework for Planning (Part I of the Land Use Element);
 - c. The purpose and character statements for land use categories in Section B, description of land use categories;
 - d. Uses listed in Table 2.2, list of allowable uses; and
 - e. The text, standards and maps of the area plans (Part II of the Land Use Element).
2. Area character. Whether the proposed land use category is compatible with allowed land uses in surrounding land use categories. Whether the potential types of development resulting from a proposed amendment would adversely affect the existing or planned appearance of the countryside, neighborhood and style of development in the surrounding area.
3. Environmental impacts. The proposed amendment should not enable development that would cause potential significant adverse environmental impacts as determined through an environmental determination prepared by the Office of the Environmental Coordinator, unless such impacts can be adequately mitigated or a statement of overriding considerations can be adopted in accordance with the California Environmental Quality Act.
4. Accessibility/circulation. Whether the site of the proposed amendment is located with convenient access to a road system in the vicinity that is adequate to accommodate the traffic generated by the type and intensity of development allowed by the amendment.
5. Soils classification. Whether the proposed amendment gives consideration to protecting prime agricultural soils (SCS Class I and II, irrigated) for potential agricultural use. Proposals in other soil classifications should be reviewed together with other site features to determine if the proposed amendment could unnecessarily limit, reduce or eliminate potentially viable agricultural uses.
6. Slope and other terrain characteristics. Whether site terrain would be predominantly retained in its existing configuration by development enabled by the proposed amendment? Whether development resulting from the proposed amendment would

3-8

retain the overall contour of a site such that more intensive development occurs on flatter land and low-density development is accommodated by steeper terrain.

7. Vegetation. Whether the proposed amendment enables development that would retain significant vegetation such as oak woodlands or other mature tree forests and native plant communities that provide wildlife habitat or include rare and endangered plant or animal species.
8. Hazards. Whether the proposed amendment has been evaluated with respect to potential building limitations due to flood, fire or geologic hazards, so that subsequent development will be feasible in relation to the uses allowed by the proposed amendment.
9. Existing parcel size and ownership patterns. Whether the proposed amendment enables development of a type and scale consistent with surrounding parcel sizes and ownership patterns.
10. Availability of public services and facilities. Whether the proposed amendment is located in an area with demonstrated availability of needed public services and facilities and, where applicable, whether it is suitable for on-site sewage disposal and has an adequate groundwater supply. To the extent that proposed amendments will create a demand for services, amendments in the urban and village areas should demonstrate that services for water supply, sewerage, streets, public safety, schools and parks are planned to be available within the horizon year of the applicable area plan, or a capital improvement program is in effect to provide for any such services that are currently deficient, or such services and facilities will be provided as a result of approved development following the amendment.
11. Land inventory. Whether the amendment, with the uses it would allow, is needed to provide a sufficient supply of land for the population of the community or area that is projected within planned resources, services and facilities.

EXHIBIT C

PURPOSE AND CHARACTER STATEMENTS FRAMEWORK FOR PLANNING - PART I OF THE LAND USE ELEMENT OPEN SPACE AND RURAL LANDS LAND USE CATEGORIES

OPEN SPACE

The Open Space category is to be applied only to lands in public fee ownership, or private lands where an open space agreement or easement has been executed between the property owner and the county. Applying the Open Space category to a parcel of land does not in and of itself, convey or imply any right of public access, use, trespass or violation of privacy.

Purpose

- a. To identify land areas having value as primitive or natural areas.
- b. To identify environmentally fragile areas that are at the most capable of supporting only passive recreational activities and non-structural uses.
- c. To identify areas in public ownership which are reserved for wilderness use or as a wildlife or nature preserve.
- d. To retain areas with fragile plant or animal communities (such as marshes and wetlands) in a natural or undisturbed state.
- e. To retain natural beauty and ecological diversity.

Character

- a. National forest, Bureau of Land Management or other public lands specifically reserved or proposed for watershed preservation, outdoor recreation, wilderness or wildlife/nature preserves.
- b. Sites or portions of a site with natural features such as unique topography, vegetation or stream courses without a quality or extent sufficient to necessitate application of a Sensitive Resource Area combining designation. May also include environmentally sensitive habitat for animal or plant communities.
- c. Areas reserved for passive, non-intensive recreational uses such as riding and hiking trails, primitive trail camps, etc.
- d. Areas where the only appropriate residential use in an Open Space category would be ranger or caretaker quarters, established without division of the underlying parcel.

RURAL LANDS

Purpose

- a. To encourage rural development at very low densities that maximizes preservation of open space, watershed and wildlife habitat areas.
- b. To retain large parcel sizes where rural residences may be established on lands having open space value but limited agricultural potential.
- c. To maintain low population densities in rural areas outside of urban and village reserve lines where an open and natural countryside with very low development intensity is preferred.
- d. To establish areas where non-agricultural activities are the primary use of the land, but where agriculture and compatible uses may co-exist.

Character

- a. Areas outside urban and village reserve lines that have open space value for retaining large parcel sizes, in support of large acreage homesites for hobby farming or ranching, but are not feasible for commercial agriculture.
- b. Areas of older subdivisions with an average parcel size of 19 acres or less that are located three miles or more from urban reserve lines.
- c. Areas outside urban and village areas with existing land uses including limited agriculture, mining and quarry operations, public and private recreation areas, occasional rural residences and vacation cabins, and watershed, wildlife and open space uses.
- d. Areas where rural residences are the primary use of the land, but where agriculture and other compatible uses such as hunting clubs, dude ranches, etc., may be found or located.
- e. Areas with soils of poorer quality than in agricultural areas; vegetation consisting of grasses, woodlands, chaparral and brush which constitute a high or extreme fire hazard potential.
- f. Areas where parcel sizes are sufficiently large enough to allow for the creation of at least one adequate building site and proper access to the site.
- g. Lands with localized portions of limited agricultural capability, which may nevertheless be eligible for Agricultural Preserve status because of their large parcel size if criteria of the adopted rules of procedure are satisfied.



EXHIBIT

LRP2004-00011:A – Map Amendment



3-12

EXHIBIT B

**GUIDELINES FOR LAND USE CATEGORY AMENDMENTS
FRAMEWORK FOR PLANNING - PART I OF THE LAND USE ELEMENT**

1. Existing planning policies. Whether the proposed land use category is consistent with the following:
 - a. Applicable policies in the various elements of the General Plan (Land Use, Open Space, Conservation, Circulation, Housing, Safety, Noise);
 - b. The general goals in Chapter 1 of Framework for Planning (Part I of the Land Use Element);
 - c. The purpose and character statements for land use categories in Section B, description of land use categories;
 - d. Uses listed in Table 2.2, list of allowable uses; and
 - e. The text, standards and maps of the area plans (Part II of the Land Use Element).
2. Area character. Whether the proposed land use category is compatible with allowed land uses in surrounding land use categories. Whether the potential types of development resulting from a proposed amendment would adversely affect the existing or planned appearance of the countryside, neighborhood and style of development in the surrounding area.
3. Environmental impacts. The proposed amendment should not enable development that would cause potential significant adverse environmental impacts as determined through an environmental determination prepared by the Office of the Environmental Coordinator, unless such impacts can be adequately mitigated or a statement of overriding considerations can be adopted in accordance with the California Environmental Quality Act.
4. Accessibility/circulation. Whether the site of the proposed amendment is located with convenient access to a road system in the vicinity that is adequate to accommodate the traffic generated by the type and intensity of development allowed by the amendment.
5. Soils classification. Whether the proposed amendment gives consideration to protecting prime agricultural soils (SCS Class I and II, irrigated) for potential agricultural use. Proposals in other soil classifications should be reviewed together with other site features to determine if the proposed amendment could unnecessarily limit, reduce or eliminate potentially viable agricultural uses.
6. Slope and other terrain characteristics. Whether site terrain would be predominantly retained in its existing configuration by development enabled by the proposed amendment? Whether development resulting from the proposed amendment would

3-13

retain the overall contour of a site such that more intensive development occurs on flatter land and low-density development is accommodated by steeper terrain.

7. Vegetation. Whether the proposed amendment enables development that would retain significant vegetation such as oak woodlands or other mature tree forests and native plant communities that provide wildlife habitat or include rare and endangered plant or animal species.
8. Hazards. Whether the proposed amendment has been evaluated with respect to potential building limitations due to flood, fire or geologic hazards, so that subsequent development will be feasible in relation to the uses allowed by the proposed amendment.
9. Existing parcel size and ownership patterns. Whether the proposed amendment enables development of a type and scale consistent with surrounding parcel sizes and ownership patterns.
10. Availability of public services and facilities. Whether the proposed amendment is located in an area with demonstrated availability of needed public services and facilities and, where applicable, whether it is suitable for on-site sewage disposal and has an adequate groundwater supply. To the extent that proposed amendments will create a demand for services, amendments in the urban and village areas should demonstrate that services for water supply, sewerage, streets, public safety, schools and parks are planned to be available within the horizon year of the applicable area plan, or a capital improvement program is in effect to provide for any such services that are currently deficient, or such services and facilities will be provided as a result of approved development following the amendment.
11. Land inventory. Whether the amendment, with the uses it would allow, is needed to provide a sufficient supply of land for the population of the community or area that is projected within planned resources, services and facilities.

3-14

EXHIBIT C

**PURPOSE AND CHARACTER STATEMENTS
FRAMEWORK FOR PLANNING - PART I OF THE LAND USE ELEMENT
OPEN SPACE AND RURAL LANDS LAND USE CATEGORIES**

OPEN SPACE

The Open Space category is to be applied only to lands in public fee ownership, or private lands where an open space agreement or easement has been executed between the property owner and the county. Applying the Open Space category to a parcel of land does not in and of itself, convey or imply any right of public access, use, trespass or violation of privacy.

Purpose

- a. To identify land areas having value as primitive or natural areas.
- b. To identify environmentally fragile areas that are at the most capable of supporting only passive recreational activities and non-structural uses.
- c. To identify areas in public ownership which are reserved for wilderness use or as a wildlife or nature preserve.
- d. To retain areas with fragile plant or animal communities (such as marshes and wetlands) in a natural or undisturbed state.
- e. To retain natural beauty and ecological diversity.

Character

- a. National forest, Bureau of Land Management or other public lands specifically reserved or proposed for watershed preservation, outdoor recreation, wilderness or wildlife/nature preserves.
- b. Sites or portions of a site with natural features such as unique topography, vegetation or stream courses without a quality or extent sufficient to necessitate application of a Sensitive Resource Area combining designation. May also include environmentally sensitive habitat for animal or plant communities.
- c. Areas reserved for passive, non-intensive recreational uses such as riding and hiking trails, primitive trail camps, etc.
- d. Areas where the only appropriate residential use in an Open Space category would be ranger or caretaker quarters, established without division of the underlying parcel.

3-15

RURAL LANDS

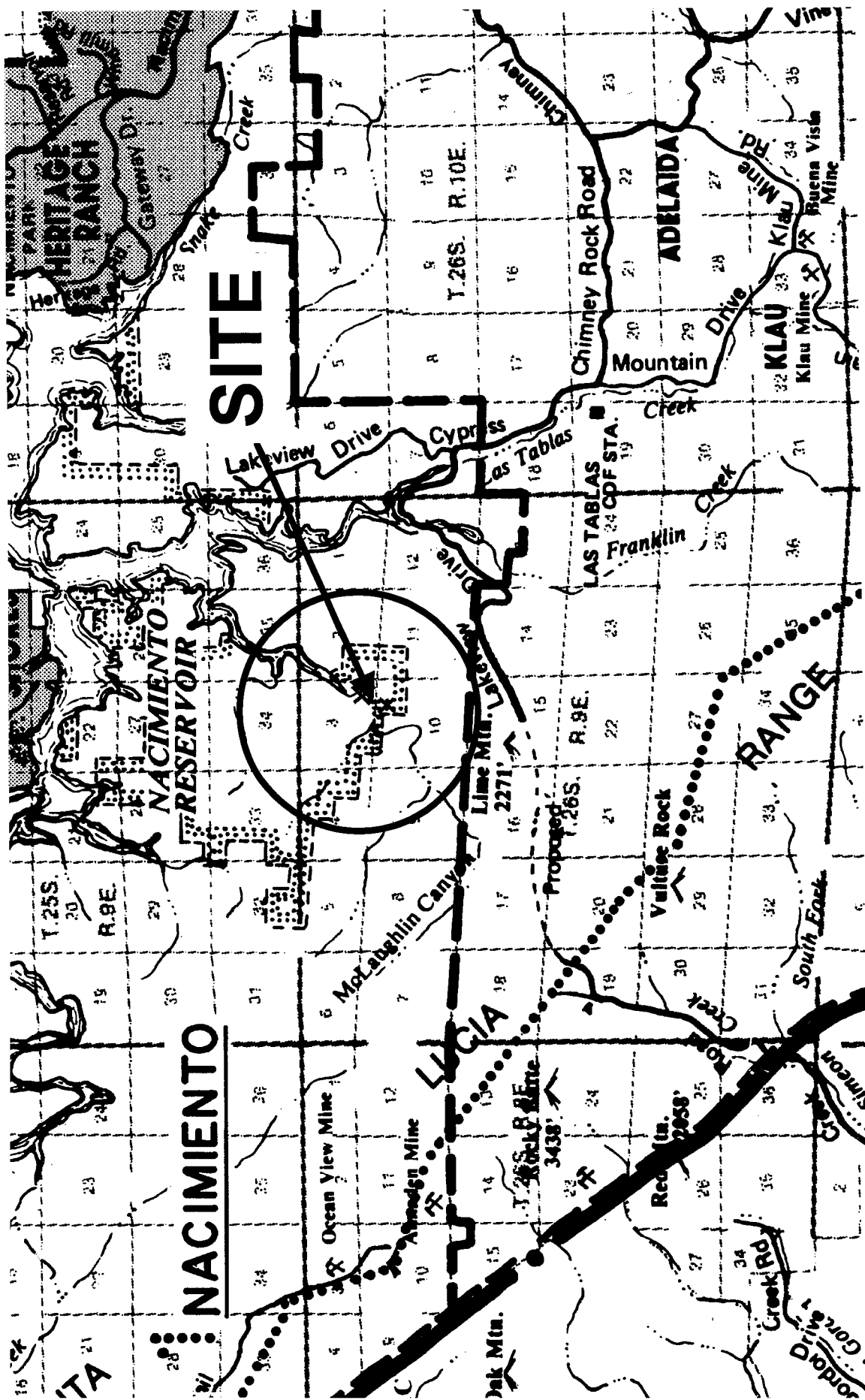
Purpose

- a. To encourage rural development at very low densities that maximizes preservation of open space, watershed and wildlife habitat areas.
- b. To retain large parcel sizes where rural residences may be established on lands having open space value but limited agricultural potential.
- c. To maintain low population densities in rural areas outside of urban and village reserve lines where an open and natural countryside with very low development intensity is preferred.
- d. To establish areas where non-agricultural activities are the primary use of the land, but where agriculture and compatible uses may co-exist.

Character

- a. Areas outside urban and village reserve lines that have open space value for retaining large parcel sizes, in support of large acreage homesites for hobby farming or ranching, but are not feasible for commercial agriculture.
- b. Areas of older subdivisions with an average parcel size of 19 acres or less that are located three miles or more from urban reserve lines.
- c. Areas outside urban and village areas with existing land uses including limited agriculture, mining and quarry operations, public and private recreation areas, occasional rural residences and vacation cabins, and watershed, wildlife and open space uses.
- d. Areas where rural residences are the primary use of the land, but where agriculture and other compatible uses such as hunting clubs, dude ranches, etc., may be found or located.
- e. Areas with soils of poorer quality than in agricultural areas; vegetation consisting of grasses, woodlands, chaparral and brush which constitute a high or extreme fire hazard potential.
- f. Areas where parcel sizes are sufficiently large enough to allow for the creation of at least one adequate building site and proper access to the site.
- g. Lands with localized portions of limited agricultural capability, which may nevertheless be eligible for Agricultural Preserve status because of their large parcel size if criteria of the adopted rules of procedure are satisfied.

3-16



EXHIBIT

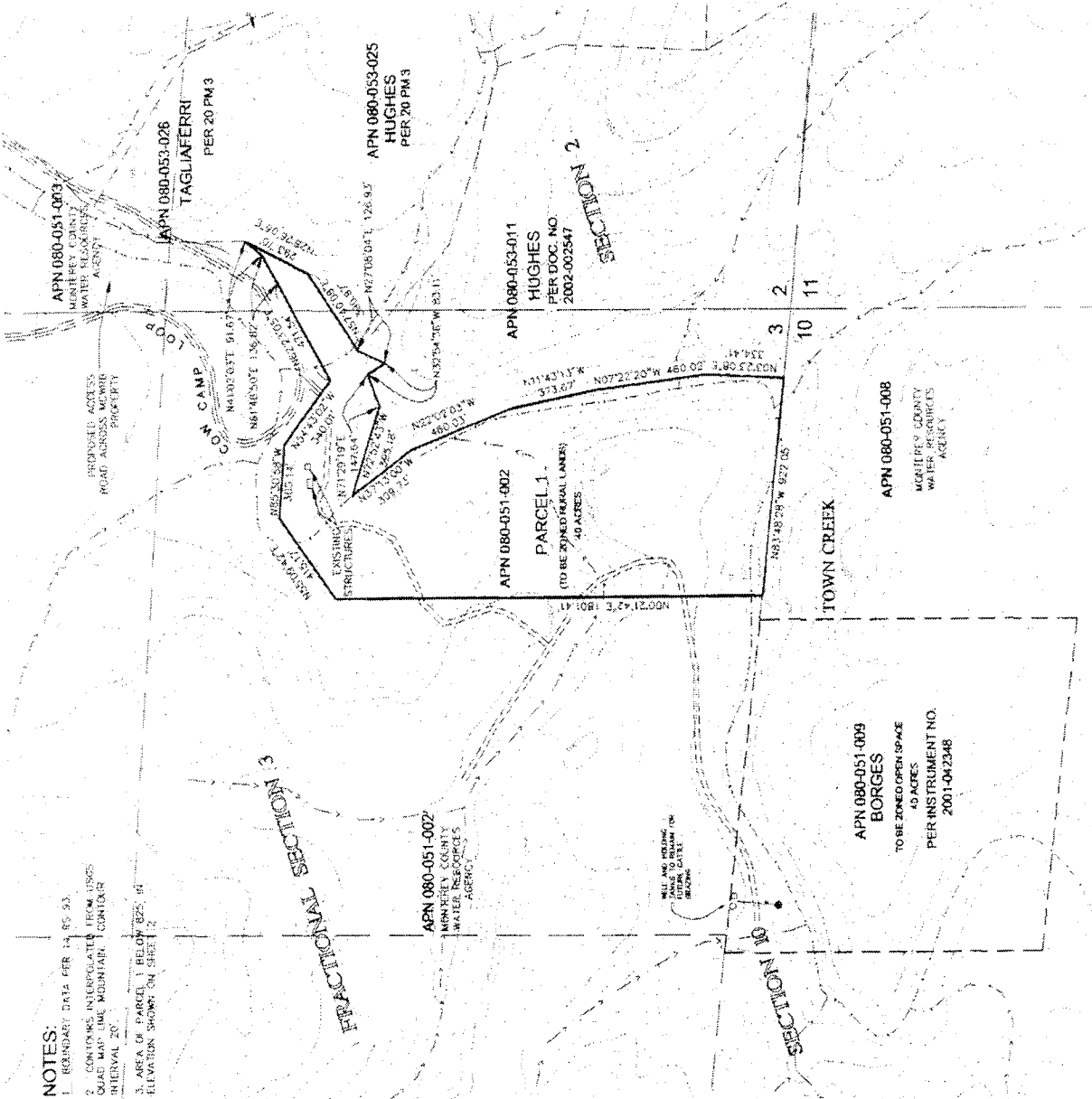
EXHIBIT D- VICINITY MAP



PROJECT
GENERAL PLAN AMENDMENT
MONTEREY CO. LRP2004-00011

3-17

- NOTES:**
1. BOUNDARY DATA PER 14, 85, 93.
 2. CONTOURS INTERPOLATED FROM 1990S QUAD MAP LINE MOUNTAIN, 1 CONTOUR INTERVAL 20'.
 3. AREA OF PARCEL 1 BELOW 825' IN ELEVATION SHOWN ON SHEET 12.



EXISTING PARCELS
APN 080-051-002 PARCEL
MONTEREY COUNTY WATER RESOURCES AGENCY
ATTN: CARLOS KLEIN
PHONE NO. (831) 755-4700

PROPOSED PARCELS
APN 080-051-002 REMAINERS
PARCEL 1
40 AC. ±

A.P.N.
080-051-002

ZONING DESIGNATION
CS



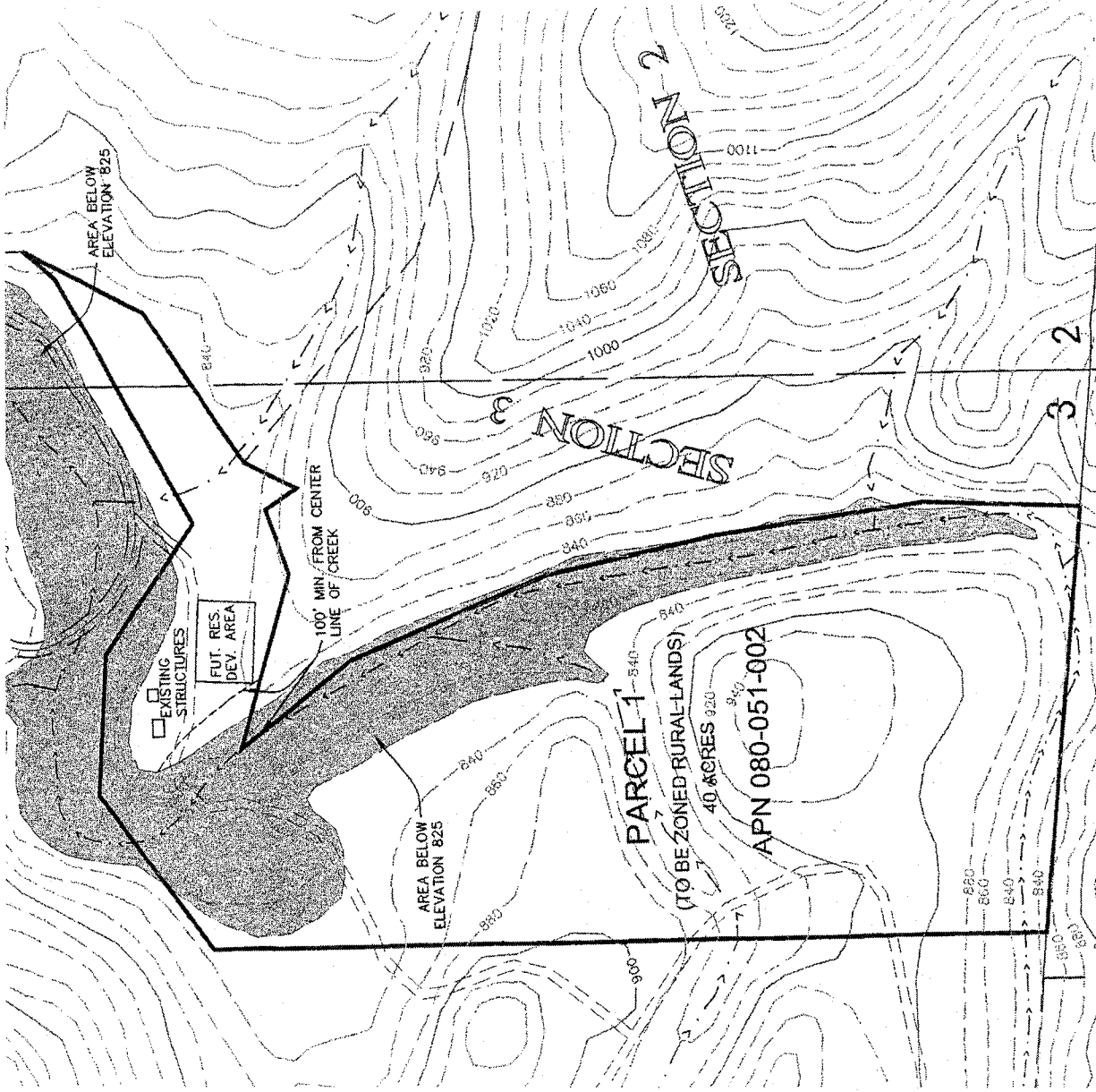
REVISED JAN. 13, 2005

TENTATIVE PUBLIC LOT MAP
PL 04-607

BEING A SINGLE LOT TO BE GRANTED TO
WECIL BORGES AND FOR COUNTY GENERAL
PLAN AMENDMENT TO RURAL LANDS LOCATED
IN SECTIONS 2 & 3, T 26 S R 9 E, MDB34M.
(NACIMIENTO LAKE AREA)

SAN LUIS OBISPO COUNTY, CALIFORNIA
EMK & Associates, Inc.
ENGINEERING • PLANNING • SURVEYING
1000 GAS ROAD CT. SAN JOSE, CA 95128-5407





EXHIBIT

EXHIBIT D-ENLARGED PARCEL 1



PROJECT
GENERAL PLAN AMENDMENT
MONTEREY CO. LRP2004-00011



COUNTY OF SAN LUIS OBISPO

MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

3-19

FOR OFFICIAL USE ONLY (MN)

ENVIRONMENTAL DETERMINATION NO. ED04-332

DATE: April 21, 2005

PROJECT/ENTITLEMENT: Monterey CO Public Lot and General Plan Amendment SUB2004-00159
PL04-0607 LRP2004-00011

APPLICANT NAME: Monterey County Water Resources Agency

ADDRESS: c/o Chris Keehn, PO Box 930, Salinas, CA, 93902

CONTACT PERSON: Christine Kemp

Telephone: 831-424-1414

PROPOSED USES/INTENT: Request by Monterey County Water Resources Agency and Loretta Borges for 1) a General Plan Amendment to amend the Nacimiento Area Plan of the County's General Plan by changing an approximate 40 acre parcel from Rural Lands to Open Space, and by changing an approximate 40 acre portion of an approximate 430 acre parcel from Open Space to Rural Lands; 2) the 40 acre parcel proposed for Open Space to be transferred from private to public ownership; and 3) for the 40 acre area proposed for Rural Lands and to go through the Public Lot Process, designate an approximate 20,000 square foot building envelope, and be transferred from public to private ownership.

LOCATION: The project is located on the west side of Cow Camp Loop, approximately 7 miles east of Lake Nacimiento Drive, approximately 5 miles west of the community of Heritage Ranch, in the Nacimiento planning area.

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: None

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT5 p.m. on May 5, 2005

20-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as ☐ Lead Agency
☐ Responsible Agency approved/denied the above described project on _____, and has
made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

Martha Neder

County of San Luis Obispo

3-20



**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

Project Title & No. Monterey County General Plan Amendment and Public Lot ED04-332; LRP2004-00011, SUB2004-00159 PL04-0607

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

- | | | |
|-------------------------------------------------|------------------------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Transportation/Circulation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Wastewater |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Water |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Public Services/Utilities | <input type="checkbox"/> Land Use |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☒ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Martha Neder
Prepared by (Print)

[Signature]
Signature

3/28/05
Date

Steven McMaster
Reviewed by (Print)

[Signature]
Signature

Ellen Carroll,
Environmental Coordinator
(for)

4/6/05
Date

3-21

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Proposal by Monterey County Water Resources Agency (MCWRA) and Loretta Borges for a General Plan Amendment to amend the Nacimiento Area Plan by changing an approximate 40 acre site from Rural Lands to Open Space and by changing an approximate 40 acre portion of an approximately 430 acre site from Open Space to Rural Lands. The 40 acre parcel to be zoned Open Space is currently completely surrounded by land in the Open Space land use category and in public ownership. This parcel would be transferred from private to public ownership. The 40 acre area to be zoned Rural Lands is on the edge of the area in the Open Space land use category and in public ownership. This area would become a separate parcel through the Public Lot process, have an approximate 20,000 square foot designated building envelope, and be transferred from public to private ownership. This is a property exchange between the Borges' and MCWRA so that the Borges' may rebuild a residence that was destroyed in a fire in a more accessible location and to move a privately owned parcel from the middle to the edge of the publicly-owned property. The project is located on the west side of Cow Camp Loop, approximately 7 miles east of Lake Nacimiento Drive, approximately 5 miles west of the community of Heritage Ranch, in the Nacimiento planning area.

ASSESSOR PARCEL NUMBER(S): 080-051-002, 080-051-009 **SUPERVISORIAL DISTRICT #** 1

B. EXISTING SETTING

PLANNING AREA: Nacimiento, Rural

LAND USE CATEGORY: Open Space, Rural Lands

COMBINING DESIGNATION(S): Not applicable

EXISTING USES: Undeveloped

TOPOGRAPHY: Nearly level to steeply sloping

VEGETATION: Grasses , oak woodland

PARCEL SIZE: 470 +/- acres

3.22

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Open Space; watershed; grazing	<i>East:</i> Residential Rural; rural home site
<i>South:</i> Open Space; watershed; grazing	<i>West:</i> Open Space; watershed, grazing

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST**

1. AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project will not be visible from any major public roadway.

Impact. No significant visual impacts are expected to occur.

Mitigation/Conclusion. No mitigation measures are necessary.

2. AGRICULTURAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.23

2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Conflict with existing zoning or Williamson Act program?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The soil types include: (inland) Shimmon-Dibble association (50-75%) Dibble Clay loam (30-50%, 50-75%, and 9-15%) Rock outcrop-Gaviota complex (30-75%)

As described in the NRCS Soil Survey, the "non-irrigated" soil class is "IV" to "VIII", and the "irrigated" soil class is "not applicable" to "III".

Impact. The project is located in an area where the primary agricultural activities include grazing and grazing currently occurs on-site. The project would not result in development or other activities that would preclude grazing from continuing. No net increase in development potential would occur as the development potential would be reduced on the parcel currently within the Rural Lands land use category and increased on the area currently within the Open Space land use category. No impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose any sensitive receptor to substantial air pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create or subject individuals to objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be inconsistent with the District's Clean Air Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The Air Pollution Control District has developed the CEQA Air Quality Handbook to evaluate project specific impacts and helps determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

3-24

Impact. As proposed, the project would not result in disturbance. At some future time, a maximum of two single-family residences may be constructed on the newly created Rural Lands parcel. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below thresholds warranting any mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

Mitigation/Conclusion. No mitigation measures are necessary.

4. BIOLOGICAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The following habitats were observed on the proposed project: Blue Oak Foothillpine Woodland. Based on the latest California Diversity database and other biological references, the following species or sensitive habitats were identified:

Plants: Valley Oak Woodland

Wildlife: None; Located 3 miles south is the California redlegged frog.

Habitats: None

Creek: Unnamed tributary to Lake Nacimiento

Impact. Development potential would be reduced on all areas of the project site except for an approximate 20,000 square foot building envelope located approximately 200 feet from Cow Camp Loop, above the 825 foot elevation, and a minimum of 100 feet from the centerline of the creek. There are no trees located within the building envelope. The building envelope does not currently support any sensitive native vegetation, significant wildlife habitats, or special status species.

Mitigation/Conclusion. No significant biological impacts are expected to occur, and no mitigation measures are necessary.

3.25

5. CULTURAL RESOURCES -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Disturb pre-historic resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disturb historic resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located in an area historically occupied by the Salinan. . No historic structures are present and no paleontological resources are known to exist in the area.

Impact. A Phase I surface survey was conducted (Robert Gibson, March 21, 2005). No evidence of cultural materials was noted in the proposed building envelope. No development will occur in the other area subject to this proposal. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary

6. GEOLOGY AND SOILS -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist-Priolo)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Change rates of soil absorption, or amount or direction of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Include structures located on expansive soils?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3-26

6. GEOLOGY AND SOILS -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. GEOLOGY - The topography of the project is nearly level. The proposed building envelope is not within the Geologic Study Area designation. The landslide risk potential is not known. The liquefaction potential during a ground-shaking event is not known. No active faulting is known to exist on or near the subject property. However, numerous inactive faults are located within 1 mile.

DRAINAGE – The proposed building envelope is a minimum of 100 feet from the unnamed tributary and is not within the 100-year Flood Hazard designation. As described in the NRCS Soil Survey, the soil is considered very poorly drained to not well drained. For areas where drainage is identified as a potential issue, the LUO (Sec. 22.52.080) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION - The soil types include: (inland) Shimmon-Dibble association (50-75%) Dibble clay loam (30-50%, 50-77%, and 9-15%) Rock outcrop-Gaviota complex (30-75%)

As described in the NRCS Soil Survey, the soil surface is considered to have moderate to high erodibility, and low to high shrink-swell characteristics.

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.090) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact. The project would reduce development potential on the 40-acre parcel currently zoned Rural Lands as the land use category would be changed to Open Space. Development potential would be limited to the 20,000 square foot building envelope on the newly created 40-acre parcel, currently in the Open Space category and proposed to be Rural Lands. No development is proposed as part of this project. At the time development is proposed, it will be subject to all applicable ordinances and codes.

Mitigation/Conclusion. There is no evidence that measures above what will already be required by ordinance or codes are needed.

3-27

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Interfere with an emergency response or evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people to safety risk associated with airport flight pattern?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Increase fire hazard risk or expose people or structures to high fire hazard conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create any other health hazard or potential hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not located in an area of known hazardous material contamination. The project is within a very high severity risk area for fire. The project is not within the Airport Review area.

A residence on the 40-acre parcel zoned Rural Lands (APN 080-051-009) was destroyed by fire in 2000.

Impact. The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan.

The project would reduce development potential on the 40-acre parcel currently zoned Rural Lands as the land use category would be changed to Open Space. Development potential would be limited to the 20,000 square foot building envelope on the newly created 40-acre parcel, currently in the Open Space category and proposed to be Rural Lands. The building envelope is located approximately 200 feet south of Cow Camp Loop and would be more accessible than the existing 40-acre parcel in the Rural Lands land use category.

Mitigation/Conclusion. No impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

8. NOISE - Will the project:

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
-------------------------	--------------------------------	----------------------	----------------

3-28

8. NOISE - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences).

Impact. The project is not expected to generate loud noises, nor conflict with the surrounding uses.

Mitigation/Conclusion. No significant noise impacts are anticipated, and no mitigation measures are necessary.

9. POPULATION/HOUSING - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county.

3-29

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing as the development potential of the existing 40-acre Rural Lands parcel will be transferred to a newly created 40-acre Rural Lands parcel. The land use category of the existing 40-acre Rural Lands parcel would change to Open Space.

Mitigation/Conclusion. No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES - <i>Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF fire station (Las Tablas CDF Station 35) is approximately 7 miles to the south. The closest Sheriff substation is in Templeton, which is approximately 20 miles from the proposed project. The project is located in the Paso Robles Joint Unified School District.

Impact. The project direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Public facility (county) and school (State Government Code 65995 et sec) fee programs have been adopted to address the project's direct and cumulative impacts, and will reduce the impacts to less than significant levels.

11. RECREATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3-30

Setting. The County Trails Plan shows that a potential trail does not go through the proposed project. The project is not proposed in a location that will affect any trail, park or other recreational resource.

Impact. The proposed project will not create a significant need for additional park or recreational resources.

Mitigation/Conclusion. No significant recreation impacts are anticipated, and no mitigation measures are necessary.

**12. TRANSPORTATION/
CIRCULATION - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Future development will access onto the following public road(s): Lake Nacimiento Drive. The identified roadway is operating at acceptable levels. Referrals were sent to Public Works. No significant traffic-related concerns were identified.

Impact. As proposed, the project would not directly result in development. At some future time, a maximum of two single-family residences may be constructed on the newly created Rural Lands parcel. The proposed project is estimated to generate about 20 trips per day, based on the Institute of Traffic Engineer's manual of 10 trips/unit. This small amount of additional traffic will not result in a significant change to the existing road service levels or traffic safety.

3-31

Mitigation/Conclusion. No significant traffic impacts were identified, and no mitigation measures are necessary.

13. WASTEWATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. As described in the NRCS Soil Survey (see Geology section for soil types), the main limitations for on-site wastewater systems relates to: slow percolation, steep slopes, and shallow depth to bedrock limitations identified. These limitations are summarized as follows:

Shallow Depth to Bedrock – indicates that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, chances increase for the effluent to infiltrate cracks that could lead directly to groundwater sources or near wells without adequate filtering, or allow effluent to daylight where bedrock is exposed to the earth's surface. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as borings at leach line locations, to show that there will be adequate separation between leach line and bedrock.

Steep Slopes – where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as slope comparison with leach line depths, to show that there is no potential of effluent "daylighting" to the ground surface.

Slow Percolation – is where fluid percolates too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the percolation rate should be less than 120 minutes per inch. To achieve compliance with the Central Coast Basin Plan, additional information will be needed prior to issuance of a building permit that shows the leach area can adequately percolate to achieve this threshold.

Impact. As proposed, the project would not directly result in development. At some future time, a maximum of two single-family residences may be constructed on the newly created Rural Lands parcel. An on-site system would be used as its means to dispose wastewater. Based on the proposed plans, adequate area appears available for an on-site system.

Mitigation/Conclusion. The leach lines shall be located at least 100 feet from any private well and at least 200 from any community/public well. Prior to building permit issuance, the septic system will be evaluated in greater detail to insure compliance with the Central Coast Basin Plan for any constraints listed above, and will not be approved if Basin Plan criteria cannot be met.

3-32

14. WATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any water quality standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Change the quantity or movement of available surface or ground water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Adversely affect community water service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. As proposed, the project would not directly result in development. At some future time, a maximum of two single-family residences may be constructed on the newly created Rural Lands parcel. Future development would most likely use an on-site well as its water source. The Environmental Health Division has reviewed the project and does not have any concerns at this time. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is nearly level. The closest creek from the proposed development is approximately 100 feet away. As described in the NRCS Soil Survey, the soil surface is considered to have moderate to low erodibility.

Impact. As proposed, the project would not directly result in development. At some future time, a maximum of two single-family residences may be constructed on the newly created Rural Lands parcel. Based on future development potential, as shown below, a reasonable "worst case" indoor water usage would likely be about 1.18 acre feet/year (AFY)

1 residential lot (w/primary (0.85 afy) & secondary (0.33 afy) = 1.18 afy
Source: "City of Santa Barbara Water Demand Factor & Conservation Study "User Guide" (Aug., 1989)

Mitigation/Conclusion. Since no potentially significant water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

15. LAND USE - Will the project:

Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
--------------	--------------------------	------------	----------------

3-33

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be potentially inconsistent with any habitat or community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be potentially incompatible with surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3-34

- b) **Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)**

☐☐☒☐

- c) **Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

☐☐☒☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ceqa/guidelines/" for information about the California Environmental Quality Act.

3-35

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input checked="" type="checkbox"/>	County Environmental Health Division	Attached
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	None
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input type="checkbox"/>	Air Pollution Control District	Not Applicable
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input checked="" type="checkbox"/>	Regional Water Quality Control Board	None
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Forestry	Attached
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input checked="" type="checkbox"/>	Heritage Ranch Community Service District	None
<input checked="" type="checkbox"/>	Other <u>City of Paso Robles</u>	None
<input type="checkbox"/>	Other _____	Not Applicable

**** "No comment" or "No concerns"-type responses are usually not attached**

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

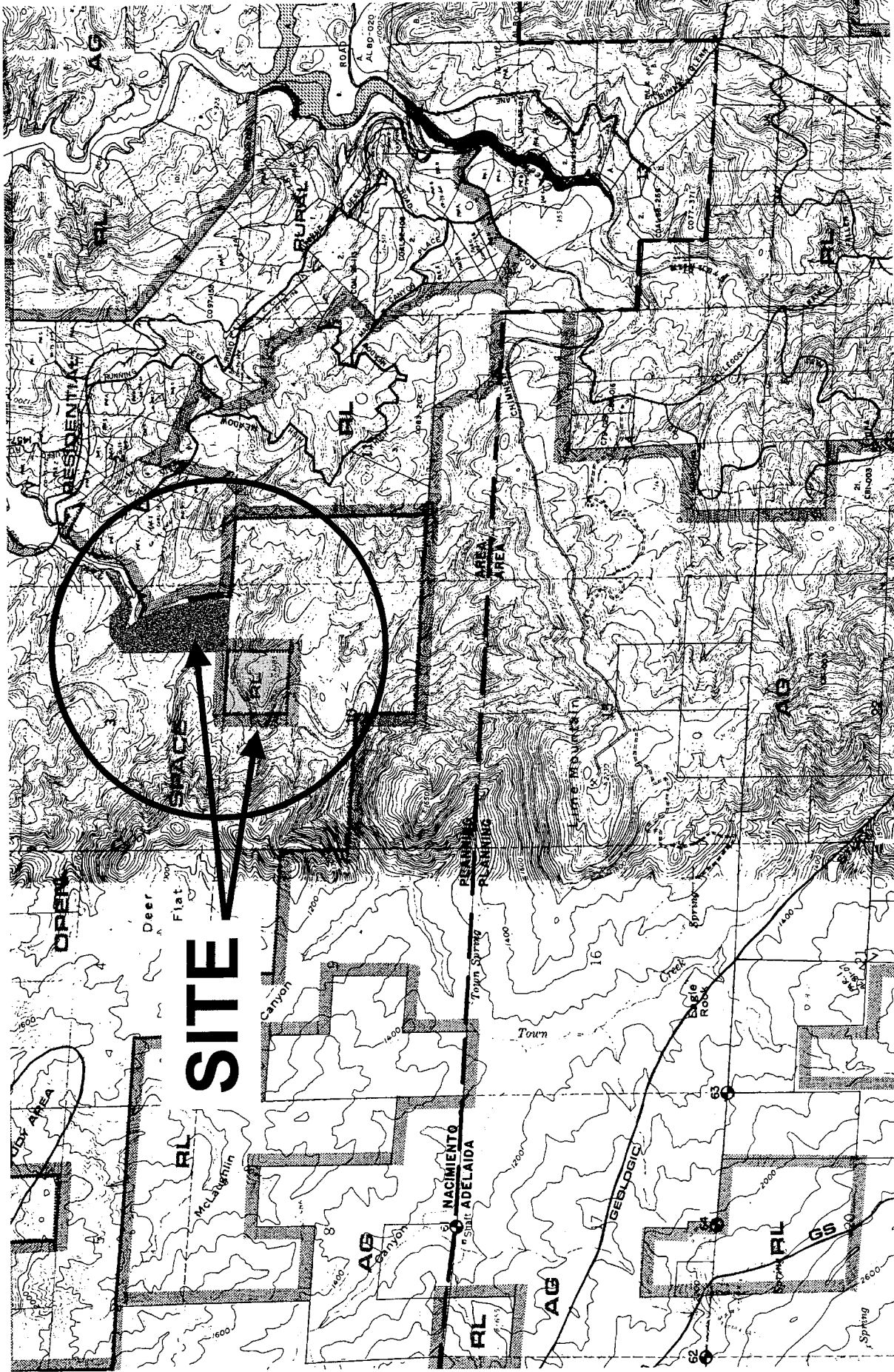
<input checked="" type="checkbox"/> Project File for the Subject Application	<input checked="" type="checkbox"/> Nacimiento Area Plan and Update EIR
<input checked="" type="checkbox"/> County documents	<input type="checkbox"/> Circulation Study
<input type="checkbox"/> Airport Land Use Plans	Other documents
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	<input type="checkbox"/> Other _____
<input type="checkbox"/> Real Property Division Ordinance	
<input checked="" type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	

3-36

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Phase One Archaeological Surface Survey; Gibson, Robert; March 21, 2005

3-37



EXHIBIT

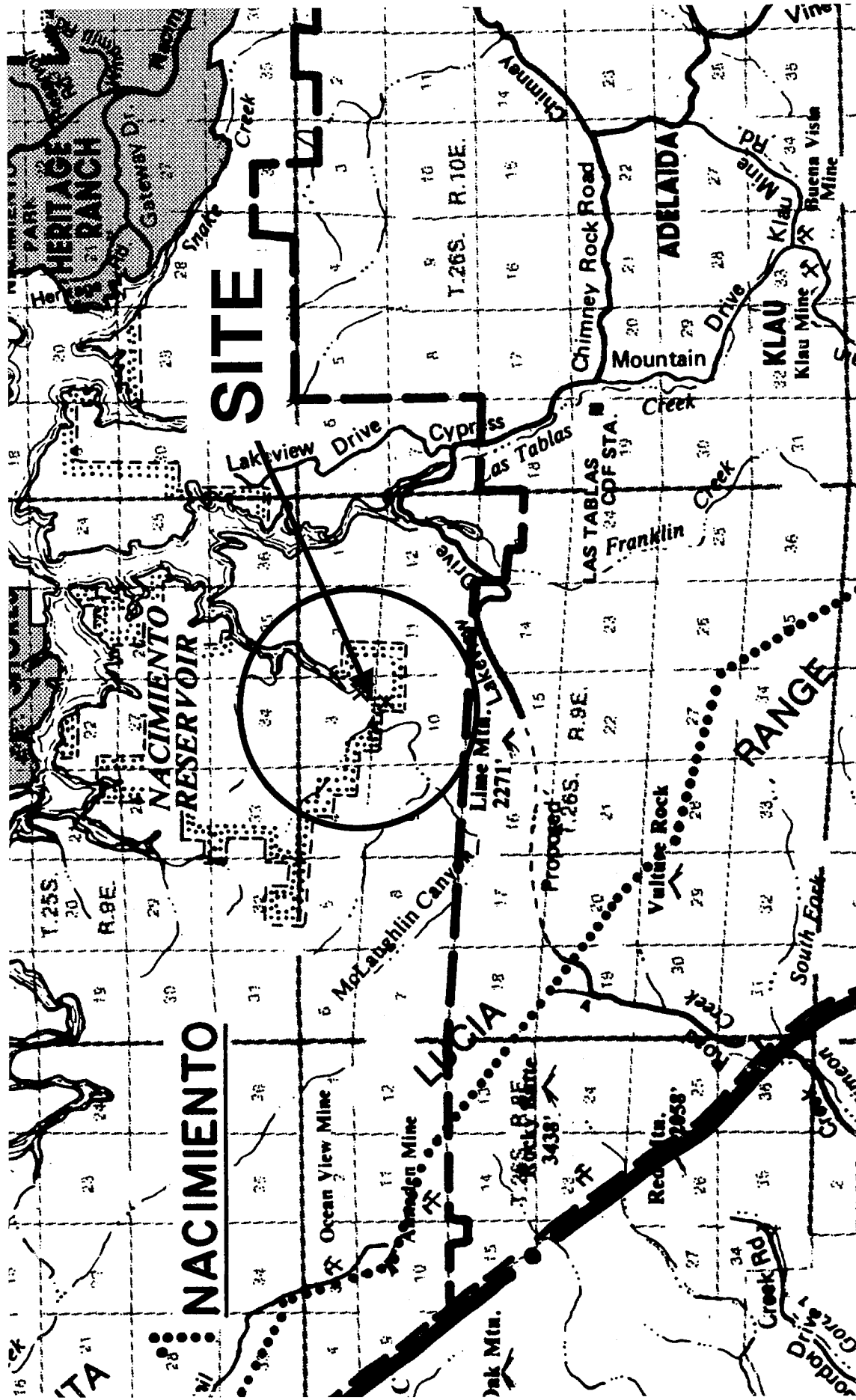
Exhibit B: LAND USE CATEGORY MAP



PROJECT

GENERAL PLAN AMENDMENT/PUBLIC LOT
MONTEREY COUNTY

3-38



PROJECT

GENERAL PLAN AMENDMENT/PUBLIC LOT
MONTEREY COUNTY

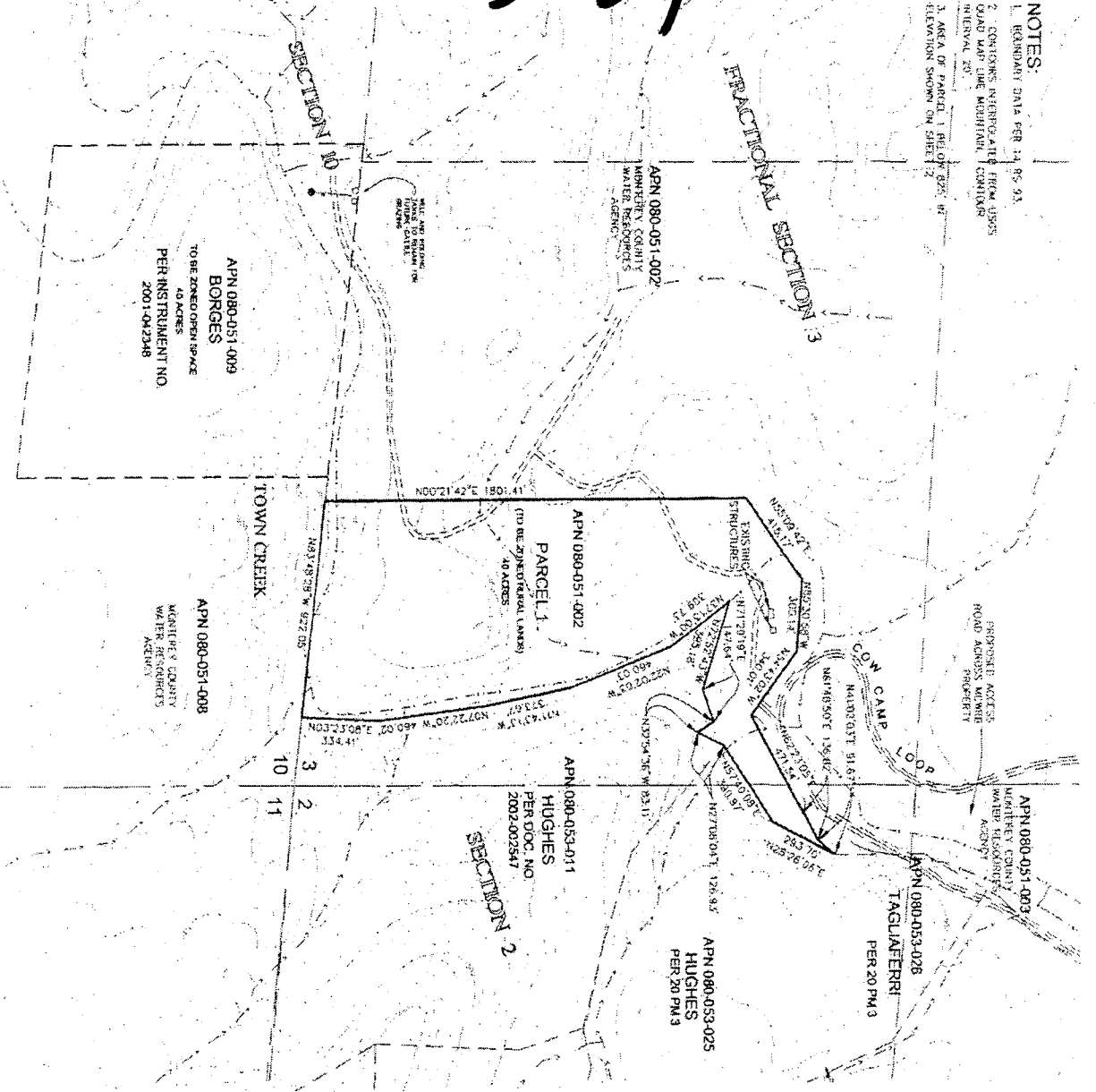
EXHIBIT

EXHIBIT A- VICINITY MAP



NOTES:

1. REAMEND DATA PER 14.89.93
2. CONTOUR INTERPOLATED FROM 1955 QUAD MAP LINE MEASUREMENTS. CONTINUOUS INTERVAL 20'
3. AREA OF PARCEL 1 BELOW 625' W. ELEVATION SHOWN ON SHEET 12



EXISTING PARCELS

APN 080-051-002 PARCEL

PROPOSED PARCELS

APN 080-051-002 REMAINDER
AD AC. 4

A.P.N.

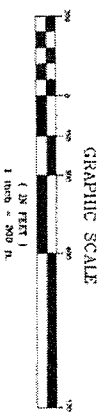
080-051-002

ZONING DESIGNATION

C5

OWNER/APPLICANT

MONTEREY COUNTY WATER RESOURCES AGENCY
893 BLANCO CIRCLE
SALINAS, CA. 93901
ATTN: CHRIS MEYER
PHONE NO. (811) 755-4700



REVISED JAN. 13, 2005

TENTATIVE PUBLIC LOT MAP

PL 04-607

BEING A SINGLE LOT TO BE GRANTED TO
VARCO BORGES AND FOR COUNTY GENERAL
PLAN AMENDMENT TO RURAL LANDS LOCATED
IN SECTIONS 2 & 3, T 26 S R 9 E. M0824M.
(MACHINETO LAKE AREA)



EMK & Associates, Inc.

ENGINEERING • PLANNING • SURVEYING
1000 WASHINGTON ST. SUITE 100
SALINAS, CA 93901-5477

SAN LUIS OBISPO COUNTY, CALIFORNIA

PROJECT
GENERAL PLAN AMENDMENT/PUBLIC LOT
MONTEREY COUNTY



EXHIBIT
EXHIBIT C- TENTATIVE PUBLIC LOT MAP



3-40 8
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

DEC - 2

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

12/1/04

FROM

PLD

FROM
LO

Martha Neder

(Please direct response to the above)

Monterey Co. (MCWRA)

LRP 2004-00011

Project Name and Number

Development Review Section (Phone:

788-2009

*OR ASK THE SWITCH-
(BOARD FOR THE PLANNED)

PROJECT DESCRIPTION:

General Plan Amendment from RL
to OS (Borges Parcel) and from OS to RL (MCWRA
parcel). APNs 080-051-002 & 080-051-009.
(2) 40 acre parcels off Cow Camp Loop, west of P.R.

Return this letter with your comments attached no later than:

12/16/04

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

(Please go on to Part II)

(Call me ASAP to discuss what else you need. We have only 30 days in which
we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF
REVIEW?

☒ NO
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to
reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of
approval you recommend to be incorporated into the project's approval, or state reasons for
recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

RECOMMEND APPROVAL - NO CONCERNS

17 Dec 2004
Date

Goodwin
Name

5252
Phone



MLN 3-4/ 8
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE:

12/1/04

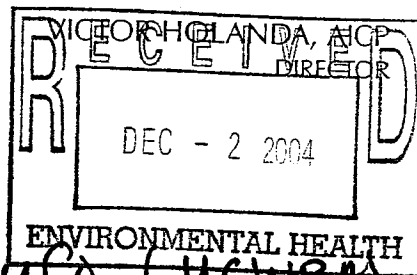
TO:

Env. Health

FROM:

Martha Neder

(Please direct response to the above)



Monterey Co. (MCWRA)

LRP 2004-00011

Project Name and Number

Development Review Section (Phone:

788-2009)

*OR ASK THE SWITCH-
(BOARD FOR THE PLANNER)

PROJECT DESCRIPTION:

General Plan Amendment from RL to OS (Borges Parcel) and from OS to RL (MCWRA parcel). APNs 080-051-002 & 080-051-009.
(2) 40 acre parcels off Cow Camp Loop, west of P.R.

Return this letter with your comments attached no later than:

12/16/04

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

YES

(Please go on to Part II)

NO

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

NO

(Please go on to Part III)

YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

No concerns at this time

Date

12/15/04

Name

Lauri Salo

Phone

781-5551



342 SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 12/1/04
TO: CDF
FROM: Martha Neder
(Please direct response to the above)

Monterey Co. (MCWRA)
LRP 2004-00011
Project Name and Number

Development Review Section (Phone: 788-2009) *OR ASK THE SWITCH-BOARD FOR THE PLANNER

PROJECT DESCRIPTION: General Plan Amendment from RL to OS (Borges Parcel) and from OS to RL (MCWRA parcel). APNs 080-051-002 & 080-051-009.
(2) 40 acre parcels off Cow Camp Loop, west of P.R.

Return this letter with your comments attached no later than: 12/16/04

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES (Please go on to Part II)
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO (Please go on to Part III)
☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

PARCEL WITH PROPOSED DWELLING AND/OR OTHER BUILDINGS WILL REQUIRE A FIRE SAFETY PLAN WHEN PERMIT IS ISSUED FOR REQUIREMENTS FOR ROADS, DRIVEWAY, VEGETATION CLEARANCE, ADDRESSING, AND WATER STORAGE FOR FIRE FIGHTING.

2-9-05 Date Chad Zrelate Name 543-4244 Phone